



# THE LINEN HOUSE

QUEENS PARK, W10 4BQ

---

FOREST  
REAL ESTATE



# TO LET

## 1,410 SQ FT

### First Floor Office Available in the Heart of Queens Park

#### Key Features

- Secure Parking for 2 Cars
- Kitchen Area
- Excellent Natural Light
- Gated Office Complex
- 24/7 Access
- Air Conditioning
- Meeting Room
- Short walk from Queens Park Station (Bakerloo & Overground lines)
- On Site Caretaker

**Unit 10, The Linen House**  
Queens Park, W10 4BQ







## Description

Forest Real Estate are pleased to offer to the market, this first floor office in the heart of Queens Park. The office boasts an open plan layout with two partitioned offices/meeting rooms. The office is in good condition and benefits from; air conditioning, electric heating, carpet throughout, intercom, 2 WC's and a kitchen.

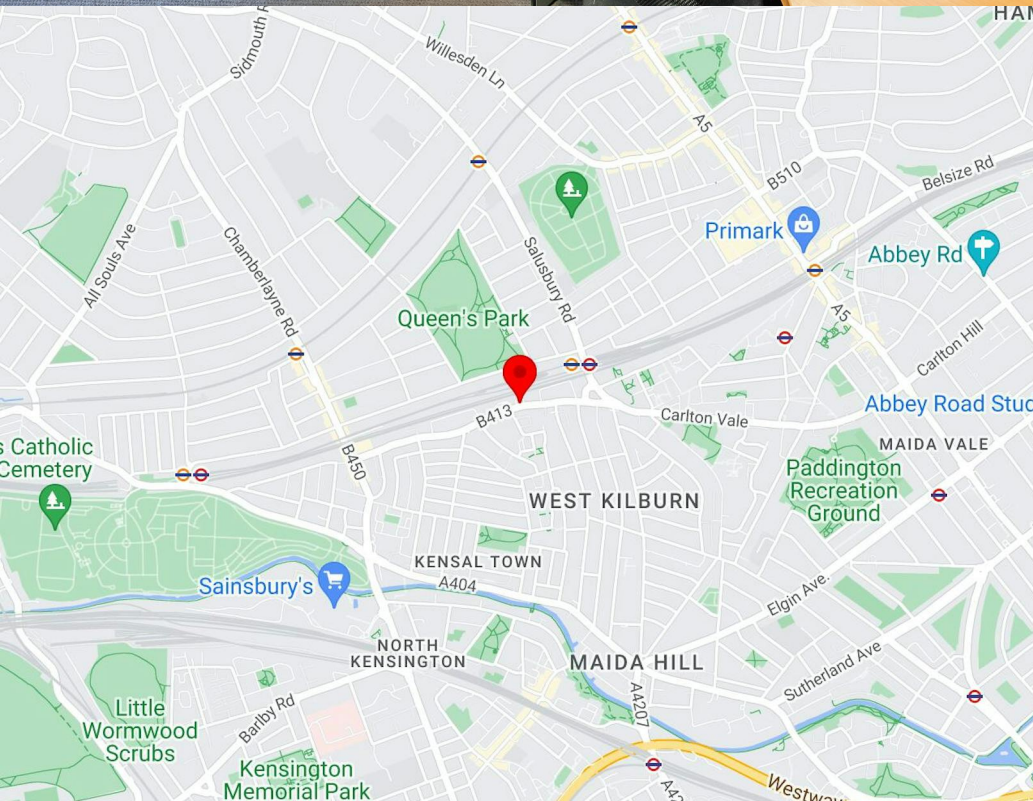
There are also 2 allocated parking spaces within the secure, gated car park.

## Location

This office is located on Kilburn Lane, close to the junctions with Beethoven Street and Bravington Road.

The surrounding area comprises a mixture of character residential and commercial properties close to Queens Park. Queens Park Station (Bakerloo and Overground) is 6 minute walk (0.2 miles), and Kensal Green Station (Bakerloo and Overground) is 15 minute walk (0.8 miles).

Convenient links are also provided to the West End via the A40 Westway to the south.







# Availability

<b>Lease</b>	New Lease
<b>Rent</b>	£25,000.00 per annum
<b>Rates</b>	£11,601.75 per annum
<b>Service Charge</b>	£6,000 per annum
<b>VAT</b>	Not applicable
<b>EPC</b>	D (91)

# Contact

## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## Cormac Sears

020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

## North London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

**Unit 10, The Linen House**  
Queens Park, W10 4BQ

**F O R E S T**  
REAL ESTATE

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/05/2024